| 019.0 | 0001 | 0001.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,292,100 | / | 1,292,100 |
| USE VALUE: | 1,292,100 | / | 1,292,100 |
| ASSESSED: | 1,292,100 | / | 1,292,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 50 | | SPY POND PKWY, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | COOPER MARGO M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 50 SPY POND PARKWAY |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HAMMOND EDWARD J--ETAL - |
| Owner 2: | HAMMOND MARILYN A - |
| Street 1: | 50 SPY POND PARKWAY |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 9,945 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 2544 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9945.000 | 494,600 | 3,700 | 793,800 | 1,292,100 |
| Total Card | 0.228 | 494,600 | 3,700 | 793,800 | 1,292,100 |
| Total Parcel | 0.228 | 494,600 | 3,700 | 793,800 | 1,292,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.90 | /Parcel: 507.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 494,600 | 3700 | 9,945. | 793,800 | 1,292,100 | 1,292,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 416,800 | 3700 | 9,945. | 869,200 | 1,289,700 | 1,289,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 445,000 | 3700 | 9,945. | 553,100 | 1,001,800 | 1,001,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 445,000 | 3700 | 9,945. | 505,700 | 954,400 | 954,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 445,000 | 3700 | 9,945. | 410,900 | 859,600 | 859,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 426,800 | 3700 | 9,945. | 410,900 | 841,400 | 841,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 426,800 | 3700 | 9,945. | 374,500 | 805,000 | 805,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 426,800 | 3700 | 9,945. | 356,400 | 786,900 | 786,900 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1598

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HAMMOND EDWARD | 1229-69 | | 8/10/2000 | | 660,000 | No | No | 4 | |
| | 1003-102 | | 9/1/1985 | | 275,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/28/2011 | 1196 | Addition | 94,000 | C | | | | 2ND STORY ADDITION |
| 8/28/2007 | 746 | Manual | 14,000 | C | | | | partion 9x1o dkroo |
| 5/14/2004 | 362 | Redo Kit | 29,000 | C | | G6 | GR FY06 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/2/2017 | Meas/Inspect | BS | Barbara S |
| 5/7/2012 | Info Fm Prmt | BR | B Rossignol |
| 5/8/2009 | Measured | 372 | PATRIOT |
| 11/8/2005 | Fieldrev-Chg | BR | B Rossignol |
| 2/12/2001 | MLS | MM | Mary M |
| 4/4/2000 | Inspected | 276 | PATRIOT |
| 9/28/1999 | Mailer Sent | | |
| 9/28/1999 | Measured | 264 | PATRIOT |
| 10/24/1997 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9945 | | Sq. Ft. | Site | | 0 | 85. | 0.94 | 2 | | | Water F | 30 | | | | | 793,774 | | | | | | 793,800 | |

Total AC/HA: 0.22831 | Total SF/SM: 9945 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 793,774 | Spl Credit | Total: 793,800

## USER DEFINED

| | |
|---|---|
| User Acct | 13504 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/02/17 |
| !1598! | |
| Prior Id # 1: | 13504 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:10:34 |

## LAST REV

| Date | Time |
|---|---|
| 10/24/19 | 15:18:44 |
| apro | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.20732474 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 150.901 |
| Other Features: | 93000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 518417 |
| Depreciation: | 23847 |
| Depreciated Total: | 494570 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2004 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

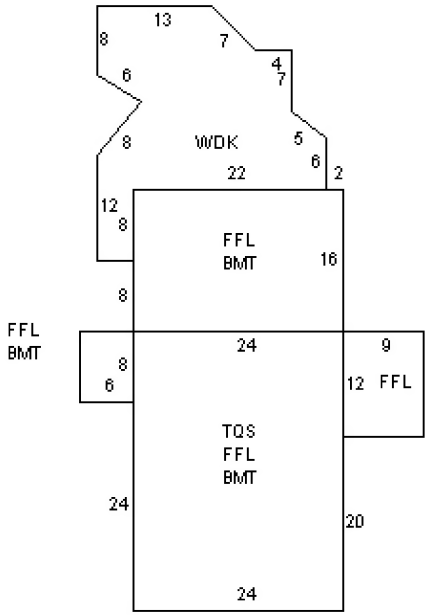
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 165.99 |
| Special Features: | 0 | Val/Su Net: | 139.21 |
| Final Total: | 494600 | Val/Su SzAd | 262.53 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,308 | 150.900 | 197,378 |
| BMT | Basement | 1,200 | 75.150 | 90,178 |
| TQS | 3/4 Story | 576 | 150.900 | 86,919 |
| WDK | Deck | 469 | 8.130 | 3,814 |
| | Net Sketched Area: | 3,553 | Total: | 378,289 |
| Size Ad | 1884 | Gross Are | 3745 | FinArea 2544 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 55 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 019.0-0001-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X22 | A | AV | 1949 | 25.33 | T | 40 | 101 | | | 3,700 | | | 3,700 |
| 2 | Frame Shed | D | Y | 1 | 11X8 | A | AV | 1970 | 0.00 | T | 39.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|